

ARTICLE IV. ESTABLISHMENT OF DISTRICTS

4-1. Zoning Districts. For the purposes of this Ordinance, the unincorporated areas of Fayette County are divided into zoning districts designated as follows:

1. A-R Agricultural - Residential District (Sec. 6-1)
2. EST Estate Residential District (Sec. 6-2)
3. R-85 Single Family Residential District (Sec. 6-3)
4. R-80 Single Family Residential District (Sec. 6-4)
5. R-78 Single Family Residential District (Sec. 6-5)
6. R-75 Single Family Residential District (Sec. 6-6)
7. R-72 Single Family Residential District (Sec. 6-7)
8. R-70 Single Family Residential District (Sec. 6-8)
9. R-55 Single Family Residential District (Sec. 6-9)
10. R-50 Single Family Residential District (Sec. 6-10)
11. R-45 Single Family Residential District (Sec. 6-11)
12. R-40 Single Family Residential District (Sec. 6-12)
 (Added 04/09/98)
13. R-20 Single Family Residential District (Sec. 6-13)
14. DR-15 One and Two Family Residential District (Sec. 6-14)
15. RMF Multi Family Residential District (Sec. 6-15)
16. MHP Mobile Home Park District (Sec. 6-16)
17. O-I Office - Institutional District (Sec. 6-17)
18. C-C Community Commercial District (Sec. 6-18)

- 19. C-H Highway Commercial District (Sec. 6-19)
- 20. L-C Limited Commercial District (Sec. 6-20)
- 21. M-1 Light Industrial District (Sec. 6-21)
- 22. M-2 Manufacturing and Heavy Industrial District (Sec. 6-22)
- 23. PUD Planned Unit Development (Sec. 6-23)
- 24. C-S Conservation Subdivision (Sec. 6-24) (Adopted 12/05/01)
- 25. BTP Business Technology Park (Sec. 6-25) (Adopted 08/27/09)

4-2. Maps. The boundaries of each zoning district shall be shown on a map entitled the "Zoning Map of Fayette County". The location and classification of all streets within these districts shall be shown on a map entitled the "Street and Road Classification and Major Thoroughfare Plan, Fayette County, Georgia". Each map shall be dated and certified by the Chairman and Clerk of the Board of Commissioners, Fayette County, Georgia. Said maps and all explanatory matter thereon are hereby made a part of this Ordinance. The Zoning Administrator shall retain said maps and all amendments thereto.

4-3. Amendments. If, in accordance with the provisions herein, amendments are made to the aforementioned maps, the Zoning Administrator shall record such amendment on the appropriate map and indicate thereon the effective date of the amendment.

4-4. Boundary Rule. Where uncertainty exists with respect to the boundaries of any zoning district, the following rules shall apply unless otherwise specifically indicated:

- A. Where the zoning district boundaries are indicated on the zoning map as approximately following the centerlines of a street, road, highway, railroad right-of-way line, stream bed, river bed, corporate city limits line, militia district line, or land lot line, then such lines shall be construed to be the zoning district boundary lines.
- B. Where the zoning district boundaries are indicated on the zoning map as being set back from a street, road, highway, railroad, stream or river and parallel thereto, then such boundaries shall be construed as being at the scaled distance from the centerline of same and parallel thereto.

- C. Where a zoning district boundary line divides a lot which existed at the time of enactment of this Ordinance, the Zoning Administrator may, administratively change the zoning of the smaller portion of said lot to coincide with the zoning of the larger portion of said lot. Any changes in boundaries which occur pursuant to this provision shall be reported to the Clerk of the Board of Commissioners.